

CITY OF McCALL
URBAN REDEVELOPMENT AGENCY
Minutes
August 25, 2010 –8:00 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Staff called rolled. Members Don Bailey, Claudia Delaney, John Watkins, Rick Winkeller, Bob Youde, and Chairman Fereday.

2. APPROVAL OF MINUTES

Member Winkeller moved to approve the July 30, 2010 minutes as presented. Member Watkins seconded the motion. The motion carried.

3. APPROVAL OF INVOICES

Member Watkins moved to approve and pay the present White Peterson Invoice. Member Youde seconded the motion. The motion carried.

4. MURA BUDGET FY11

Chairman Fereday opened the public hearing on the MURA budget.

The Agency briefly discussed the necessity of a public hearing.

Member Bailey voiced concern over the proposed budget, noting that it should match the FY10 actual amount of \$634,000. The Agency briefly speculated on the likelihood of the current year's revenue changing.

Member Bailey noted that the carry forward figure looked low and that each report representing the carry forward figure seems to have a different number.

Chairman Fereday noted that in a meeting with the City Treasurer, he had indicated that he would prefer a conservative number and that this may be the cause for the changing carry forward numbers.

5. SUNDIAL UPDATE- OTAK

The Agency noted that the update on the sundial are present in the previously approved minutes.

Chairman Fereday noted that Nathan Stewart had some updates. Mr. Stewart said that he is working with OTAK on the final details and that he is getting OTAK his final comments, including the requirement to have boulders along the downhill side of the wall. Mr. Stewart noted that it could be logical to add this work to the existing MURA project to utilize the fact that the contractors will already be mobilized and working in the area.

Chairman Fereday asked Dennis Coyle had been working with Nathan on his review of the change. He indicated that he had, and that he was in support of the boulders along the base of the wall.

Mr. Coyle, Mr. Stewart and the Agency discussed the design of the sundial, specifically the French drain to control erosion.

Member Delaney voiced concern over the \$50,000 cost of the upgrade, and that in retrospect she would not have supported the upgrade if she had known this figure up-front.

The Agency briefly discussed the considerations for delaying the construction until the beginning of the next building season.

Member Delaney moved to construct the sundial in the spring with management and coordination by Mr. Stewart and Mr. Coyle. Member Watkins seconded the motion. The motion carried.

Mr. Stewart noted that he would bring plans to the next meeting for the Agency to review and approve.

Chairman Fereday inquired about the status of the parking lot bathroom from Mr. Coyle. Mr. Coyle provided a brief update. He noted that it would be ideal for the project to be added to the larger MURA project contract for simplicity.

The Agency discussed the scenario in which the cost of the project exceeded the budget. Mr. Coyle noted that there were a couple of ways to deal with this situation.

6. UPDATED QUOTES FOR PANEL BASES

Dennis Coyle presented a local bid for the project, which was less than what was budgeted.

The Agency asked some basic question about the details of the project.

Member Winkeller moved to order the presented panels through the presented contractor. Member Delaney seconded the motion. The Agency made comments on the timing of installation. The motion carried.

7. BIDS FOR THE 2010 IMPROVEMENT PROJECT

Nathan Cleaver suggested the board decide how much they wanted to spend, keeping in mind a 5% contingency plan.

The Agency made comments that they would like to not spend all of the remaining budget.

Member Bailey made comments regarding his review of the budget numbers.

Mr. Cleaver provided an explanation of base bid project and each of the additive bids as they were either the same or different from the original base bid and additive bids.

Mr. Cleaver provided a chart comparing the costs of the two major bidders based on various construction scenarios with regards to the base bid and combinations with additive bids.

Mr. Cleaver, responding to a question, noted that the lack of bids was directly related to the negative reputation of the City of McCall regarding infrastructure projects.

Mr. Cleaver explained various combinations of the base bid with additive bids.

Mr. Cleaver recommended that the Agency award the contract to Granite Construction, move forward with presented option E, and authorize Keller and City Staff to enter negotiations with the contractor for change orders to work on portions of Fir Street and authorizing the Chairman to execute the contract, and authorizing Keller to issue a notice to proceed once the contract

Mr. Stewart indicated his support of the suggested Option E.

The Agency made comments and discussed the elements of the overall project that were in additive bids or left for future years.

The conversation was changed back to the budget from the previous agenda item.

Linda Stokes and Member Bailey discussed the likely valuation and revenues, as well as the way in which the board is funded.

Hearing no further comment, Chairman Fereday closed the public hearing on the budget.

Member Bailey moved to approve the budget with a property tax revenue for \$600,000 with the difference between the existing expenditure and this new revenue figure to be placed in professional services line item. Member Delaney seconded the motion. The motion carried unanimously.

Member Delaney moved to approve Option E, authorize the Chairman to execute the contract, and authorize Keller to issue a notice to proceed. Member Winkeller seconded the motion. The motion carried unanimously.

Mr. Cleaver requested that the Agency determine a budget up to which he and City staff would be allowed to negotiate with contractors up to for change orders.

Mr. Cleaver walked through the document outlining the costs for construction administration, specifically addressing the reductions in costs.

Mr. Cleaver and Mr. Stewart recommended the construction administration portion and Option 2 of the Resident Project Representative portion of the document.

Member Winkeller moved to approve the presented document construction administration and the second resident project representative option. Member Delaney seconded the motion. The motion carried.

The Agency discussed upcoming meetings and public notice requirements.

8. NEXT MEETING

The next regular meeting was scheduled for September 21, 2010. The date of an upcoming special meeting was yet to be determined.


9. ADJOURNMENT

Chairman Fereday adjourned the meeting a 10:30am.

Dated:


Rick Fereday
MURA Chair

Attest:


Bradley Kraushaar
City Planner